



# INDIANAPOLIS OPPORTUNITY ZONES

# ABOUT OPPORTUNITY ZONES

# VISION

Stimulate economic activity and jobs in areas of disinvestment in Indianapolis in ways that **build wealth** and **increase economic mobility** for people living in the Opportunity Zones.



# OPPORTUNITY ZONE BACKGROUND

The Opportunity Zone program was established by Congress in the Tax Cuts and Jobs Act of 2017B as an innovative approach to spurring long-term private sector investments in low-income urban and rural communities. The program establishes a mechanism that enables investors with capital gains tax liabilities across the country to receive favorable tax treatment for investing in Opportunity Funds certified by the U.S. Treasury Department. The Opportunity Funds use capital to make equity investments in businesses and real estate in Opportunity Zone.

Source: <http://www.lisc.org/our-initiatives/opportunity-zones/>

# OPPORTUNITY ZONE **TAX INCENTIVES**

The Opportunity Zone program offers three tax incentives for investing in low-income communities through a Qualified Opportunity Fund.



## TEMPORARY DEFERRAL

Temporary deferral of capital gains invested into a qualified Opportunity Fund through Dec. 31, 2026



## STEP-UP IN BASIS

Basis of deferred capital gains invested into Opportunity Funds increased by 10% after 5 years, an add'l 5% if held 7+ years for an exclusion of up to 15% of original gains from taxation



## PERMANENT EXCLUSION

Permanent exclusion of capital gains realized within an Opportunity Fund after 10 years

For more information, please visit: [www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions](https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions)

# OPPORTUNITY ZONE TAX INCENTIVES

*The Tax Cuts and Jobs Act has established New Internal Revenue Code Section 1400Z – Opportunity Zone*

## Different than other tax credits:

- ✓ More market-oriented
- ✓ Residential, commercial real estate, and business investments
- ✓ No benefit cap

## NOTE

- Must be certified by the U.S. Treasury Department
- Must be organized as a corporation or partnership for the purpose of investing in Qualified Opportunity Zone property
- Must hold at least 90% of their assets in Qualified Opportunity Zone property, which includes newly issued stock, partnership interests, or business property in a Qualified Opportunity Zone business
- Opportunity Fund investments are limited to equity investments in businesses, real estate, and business assets located in a Qualified Opportunity Zone
- Loans are not eligible for the tax incentives
- Investments in real estate are subject to a substantial rehabilitation requirement

## FOUR PARTIES



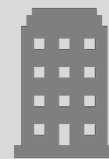
TAXPAYER



QUALIFIED  
ZONE



OPPORTUNITY  
FUND



PROJECTS  
(PROPERTY &  
BUSINESSES)

# ADDITIONAL INCENTIVES & RESOURCES

# LOCAL INCENTIVES

The City of Indianapolis, in partnership with Develop Indy, is re-positioning its existing economic development incentive programs to advance equitable economic opportunity. For more information on these efforts, go to:

**[INDY.GOV/ACTIVITY/INCLUSIVE-ECONOMIC-GROWTH](https://www.indy.gov/activity/inclusive-economic-growth)**

**Real Property Tax Abatement**

**Personal Property Tax Abatement**

**Funding Programs**

**Vacant Building Abatement**

**Tax Increment Financing District**

**Microlending**

**International Marketplace CRED**

**H.I.R.E.D**

**New Market Tax Credits**

**Grow Indianapolis Fund**

**Community Development Block Grant (CDBG)**

**Home Investment Partnerships Program (HOME)**





# POST AN **OPPORTUNITY** or BECOME AN **INVESTOR**



OPPORTUNITY  
INVESTMENT  
CONSORTIUM  
INDIANA

The goal of the **Opportunity Investment Consortium of Indiana** is to help more intentionally encourage the transformation of Opportunity Zone neighborhoods into vibrant places for residents and businesses. The consortium is comprised of a public/private collection of investors and community partners poised to support and invest in Opportunity Zones through the facilitation of this online pairing tool. Business opportunities can be posted and investors can sign up to become members.

In addition, stakeholder roundtables meet regularly to discuss support for advancing projects, and the training and professional resource partners further assist the effort by providing access to critical legal and financial services, training and information.

**[www.opportunityinvestmentconsortium.com/](http://www.opportunityinvestmentconsortium.com/)**

# INDIANAPOLIS MARKET OVERVIEW



[PLAY VIDEO](#) ▶

# INDY IS LIKE **NO OTHER.**

**Indianapolis has a rich, healthy **cultural scene.****

We are known nationally for our museums, civic events, sports, restaurants and breweries.

**Here, you can **impact** your neighborhood, your city and the world.**

Indianapolis also has a long history of successful private/public partnerships and strategic growth. You have the opportunity and access to networks and a community that will encourage and support you.

**Few cities can compete with the **collaboration** in Indy.**

Develop Indy works with public and private partners to secure real property tax abatements, personal property tax abatements, funding programs, and vacant building abatements.

**Indy **welcomes** all.**

We have built success by being open and inclusive. Our city thrives because we embrace and celebrate diversity. This is our Hoosier Hospitality in action.

# LIVE THE LIFE YOU WANT.

We take quality of life seriously in the Indy region (well, not **too** seriously).

**Music and sports?** We have it. World-renowned **culinary options?** We're on it. **Arts, museums, parks, and trails?** If you want it, Indy has it.

With over 30 museums, 95 miles of bike lanes, 75 miles of greenway, the world's largest children's museum, and the largest single-day sporting event, Indy has what you're looking for.



# ANY LIFESTYLE IN 30 MINUTES OR LESS

Travel 30 minutes in any direction from Monument Circle in the center of Downtown Indy, and **urban, suburban, small town, and rural lifestyles** are all within reach.



# INDY WELCOMES ALL.

Indy is focused on making long-term investments in competitiveness to ensure that more residents can connect to economic gains and access the economy. Simply put, **Indy cares.**

Many organizations contribute to and showcase Indy's vibrant culture for the world to see.

In addition to our status as one of the top cities for women in tech (26% of tech workers), Indy has seen significant growth in the Hispanic community (97% from 2010-2015), almost doubling the national growth rate.



# IN THE HEADLINES

*“This city is ready to prove it belongs in the big leagues.” – USA Today*

*“When it comes to companies looking for tech talent, Indianapolis is the top bang-for-your-buck market in the country” – CBRE*

## RANKINGS

**Best Airport in North America, Airports Council International, 2012 – 2019**

**Indiana Ranked #2 for Prosperity Cup, Site Selection, 2019**

**#3 State Business Regulatory Environment, Forbes, 2018**

**Best Big Cities for Buying A First Home, Zillow, 2018**

**#2 Best Cities for Jobs, Money, 2017**

**#5 City for Creating the Most Tech Jobs, Forbes, 2017**

**#6 State for Overall Cost of Doing Business, Area Development, 2017**

**Best Cities for Women in Tech, Fast Company, 2016-17**

**World’s 2nd largest FedEx Hub**

**AAA bond rating, Fitch, Moody’s**





# BY THE NUMBERS



**UNEMPLOYMENT RATE**  
3.6%



**MEDIAN AGE**  
34.2



**PER CAPITA INCOME**  
\$44,964



**CITY POPULATION**  
950,082

## POPULATION AND DEMOGRAPHICS

Population (30-mile radius)

1,906,063

ACS 2011-2015

Population (60-minute drive)

2,338,710

ACS 2011-2015

New residents (lived in a different state last year)

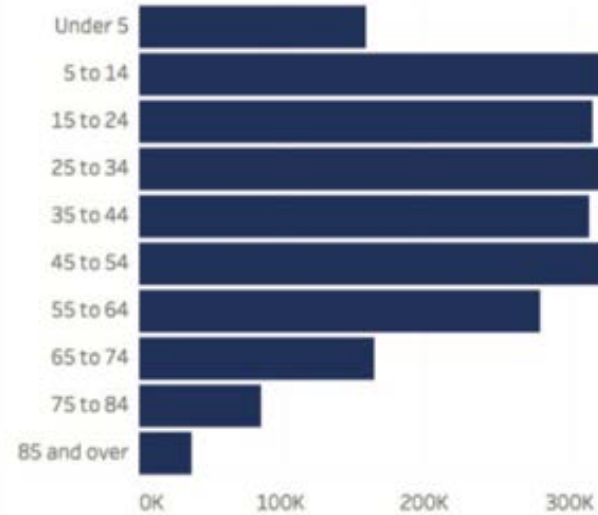
Within a 60-minute drive of Indianapolis

Age 18 to 34	20,520
Total	44,756

ACS 2011-2015

Population by age group

Within a 60-minute drive of Indianapolis



ACS 2011-2015

## LABOR FORCE

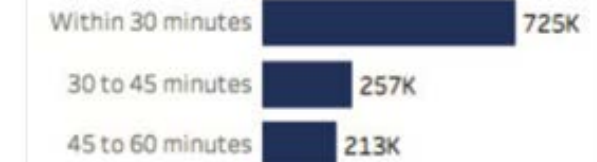
Jobs and resident workers

Within 60 minute drive of Indianapolis



EMSI Class of Worker 2017.3

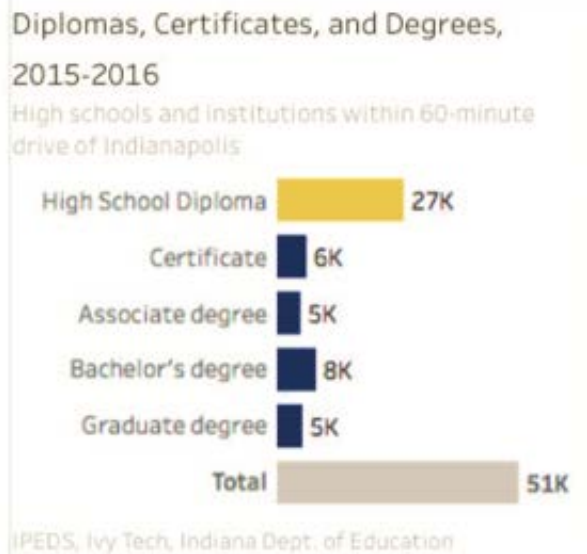
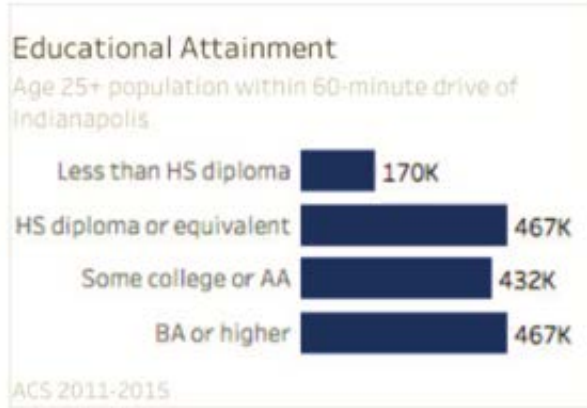
Resident workers by driving distance



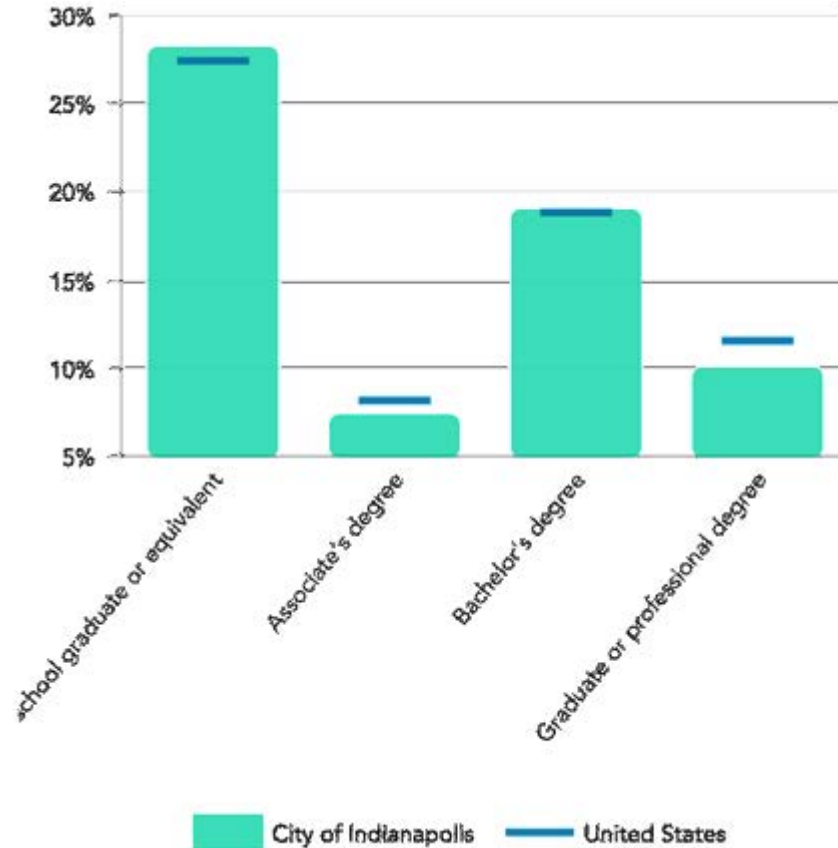
EMSI Class of Worker 2017.3

# WORKFORCE

## EDUCATION



## RESIDENTS' HIGHEST LEVEL OF EDUCATION



## OCCUPATION OF RESIDENTS City of Indianapolis





# HIGHER EDUCATION

Indianapolis is home to **40 institutions** of higher learning. 18.9 percent of the city's residents hold a bachelor's degree — above the U.S. average — while 10 percent have a graduate degree.

Within 70 miles of Indianapolis you can find **250,000 students** at the following schools:

**PURDUE**  
UNIVERSITY.

**Ψ** INDIANA UNIVERSITY

**ROSE-HULMAN**  
INSTITUTE OF TECHNOLOGY



BALL STATE  
UNIVERSITY.

 Indiana State  
University



**BUTLER**  
UNIVERSITY

**Ψ** IUPUI

UNIVERSITY of  
INDIANAPOLIS.

**MARIAN UNIVERSITY**  
Indianapolis

 **IVY TECH**  
COMMUNITY COLLEGE

*Schools with close proximity outside Indianapolis Region:*

 UNIVERSITY OF  
NOTRE DAME

 University  
of Dayton

 CASE WESTERN RESERVE  
UNIVERSITY EST. 1866

 ILLINOIS STATE  
UNIVERSITY

 THE OHIO STATE  
UNIVERSITY



It's probably the **best kept secret in the country.** I don't think there is another city in the country that has a feeder pool for young tech talent like what Indianapolis has.



**Bob Stutz**  
CEO of Marketing Cloud

# TRANSPORTATION & CONNECTIVITY

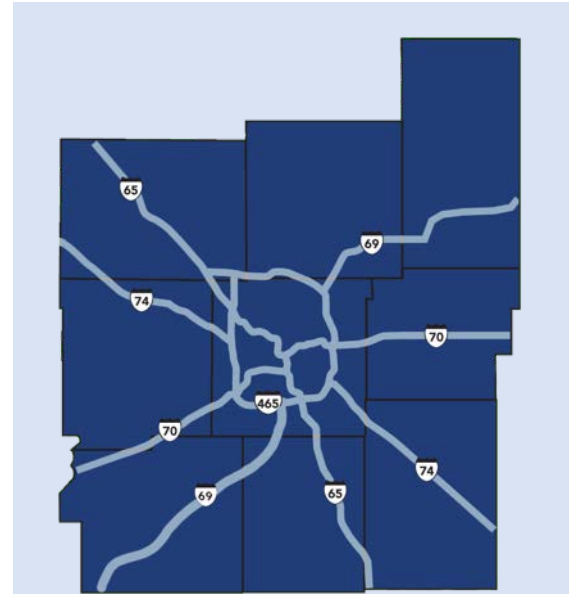
## INDIANAPOLIS INT'L AIRPORT (IND)

- 9.4M passengers served in 2018
- 145 daily departures and 51 direct flights
- Named Best Airport in North America consecutively since 2012

## INDYGO

- Public bus system in Indy offers connectivity across Marion County with over **4,000 stops**
- Plans to increase services, constructing electric **Bus Rapid Transit** lines across the city

Additional alternative transportation offerings include **BLUEINDY**, **PACERS BIKESHARE**, **BIRD & LIME SCOOTERS**



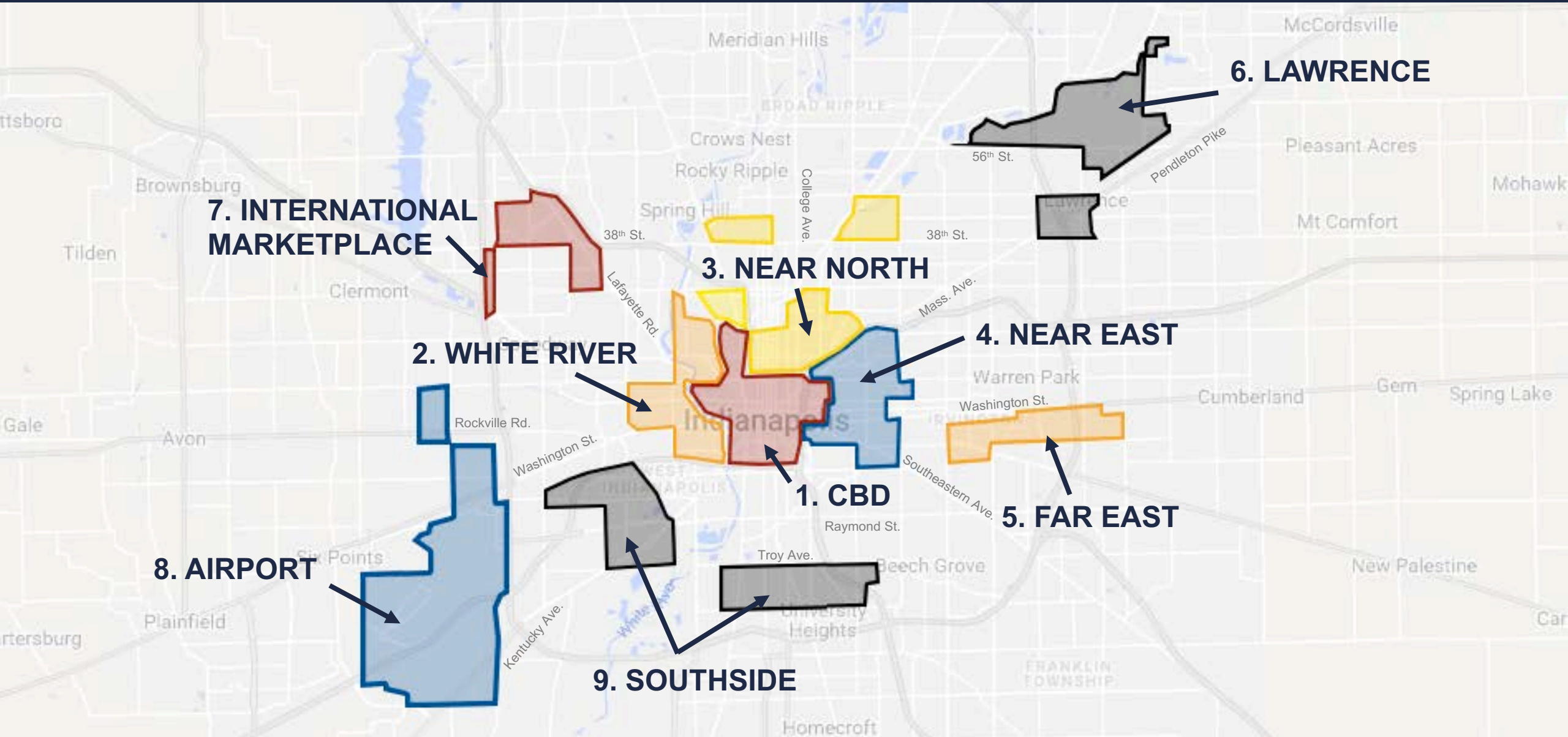
Extensive highway and rail networks, central location position Indy as one of the most accessible US cities.



**INDIANAPOLIS**

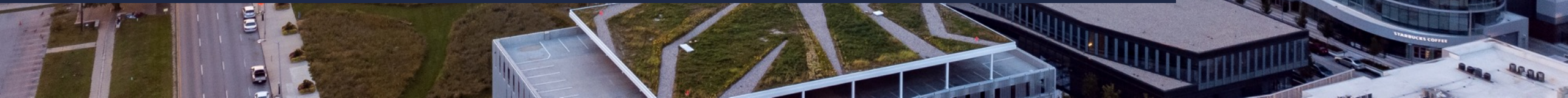
**OPPORTUNITY ZONES**

# THE ZONES: 9 Distinct Geographies



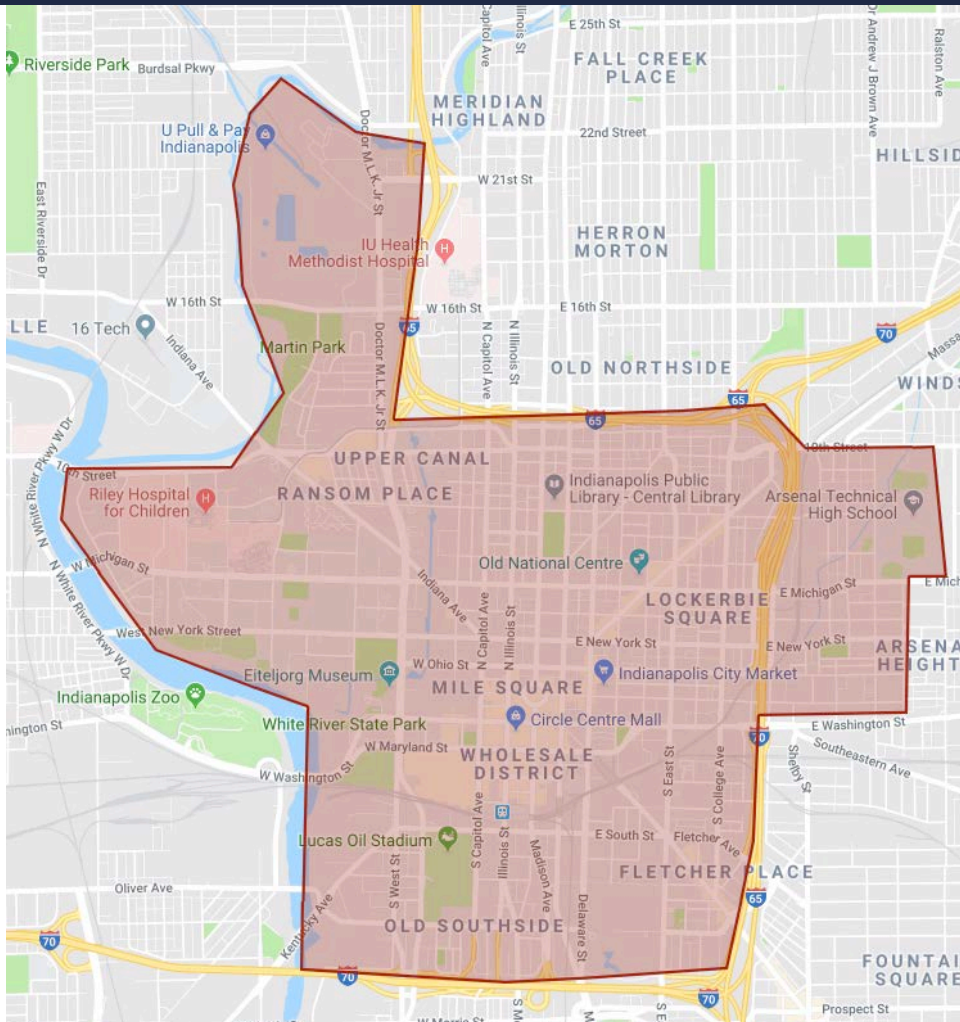


# CENTRAL BUSINESS DISTRICT (CBD)





# 1. CENTRAL BUSINESS DISTRICT



**HUB FOR BUS RAPID  
TRANSIT CORRIDORS**

## Top Industries



**Tech**



**Healthcare and  
Pharmaceuticals**



**Professional  
Services**

The Central Business District is a growing urban center featuring thriving businesses and retailers, a strong corporate base, a talented workforce, a robust convention and hospitality market, and a quickly-expanding residential community with a superb quality of life.

## DEMOGRAPHICS (2 Mile Radius)

Population – **48,547**

Households – **22,509**

Families – **7,723**

Average Household Income – **\$69,418**

Labor Force – **25,036**

Unemployment Rate – **3.06%**

Total Dwellings – **25,053**

Housing Units Occupied – **22,509**

# CENTRAL BUSINESS DISTRICT: **NOTABLE PROJECTS & TRENDS**



IMAGE SOURCE: HENDRICKS COMMERCIAL PROPERTIES

## **Bottleworks District**

Anchoring Mass Ave, this project includes new construction, adaptive reuse and historic preservation encompassing over three city blocks. It will feature street-level retail, offices, residential, entertainment spaces as well as a public market, hotel and cinema.



IMAGE SOURCE: HILTON

## **Hotel Momentum**

7,259 hotels rooms can be found downtown with another 1,800 in the pipeline. The new Signia by Hilton will feature 800 rooms, while boutique brands such as the Kimpton and the Bottleworks Hotel are also finding Indy attractive.



IMAGE SOURCE: SCHMIDT ASSOCIATES

## **Mixed Use Apartments**

Downtown has seen high growth in mixed-use apartment buildings, now featuring 9,872 market-rate apartment units with another 980 in the pipeline (2019).

# CENTRAL BUSINESS DISTRICT: OPPORTUNITIES



## Retail Development

The time for retail in Indy is now. A 2018 study shows the collective retail buying power in downtown Indy has grown from \$200MM in 2000 to \$450MM in 2018, reaching \$640MM by 2024. Opportunities can be found within Circle Center Mall and in many new mixed-use buildings.



## Corporate HQ

Downtown Indy is an ideal location for Corporate HQs for its superb quality of life, talented workforce, walkability, and affordability. Several prime spaces for larger HQs are still available while many spaces for smaller HQs continue to open up due to redevelopment and new build options.



## Canal Activation

There are various opportunities to build mixed-use properties around the area as well as redevelop existing properties around this popular city attraction.



## Other notable opportunities:

- **Development and Activation along the White River**
- **Downtown redevelopment**

# CENTRAL BUSINESS DISTRICT:

# COMMUNITY CONTACTS & RESOURCES

## COMMUNITY & ECONOMIC DEVELOPMENT LEADERS



[Downtownindy.org](http://Downtownindy.org)



[Developindy.com](http://Developindy.com)



[Visitindy.com](http://Visitindy.com)

## COMMUNITY RESOURCES



Indy Bicentennial Plan:  
[Plan2020.com](http://Plan2020.com)



White River Vision Plan:  
[mywhiteriver.com](http://mywhiteriver.com)

Retail Buying Power Report:  
[IndyChamber.com/BuyIn](http://IndyChamber.com/BuyIn)



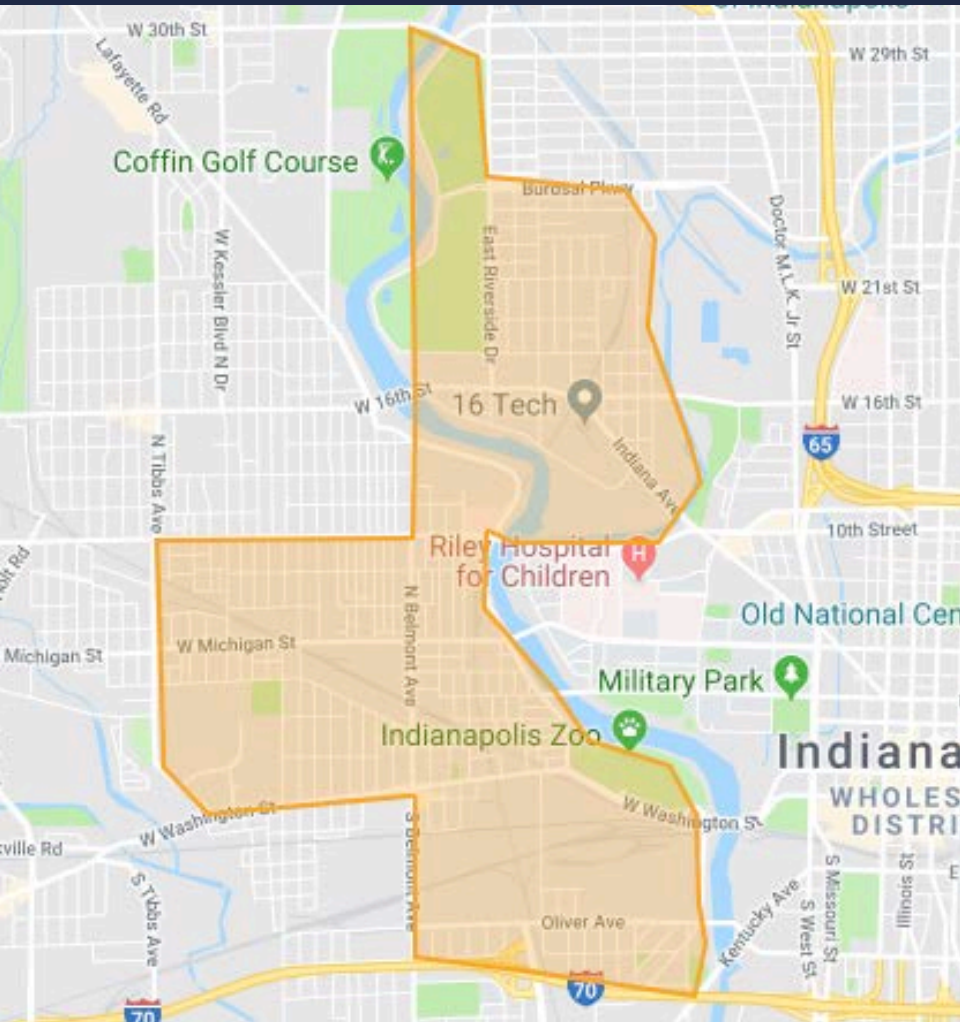
IndyGo Expansion Plan:  
[indygo.net/projects](http://indygo.net/projects)

An aerial photograph of a city, likely St. Louis, Missouri, showing the Mississippi River and surrounding urban development. A large, bright yellow number '2' is overlaid on the left side of the image. The city features a mix of modern high-rise buildings and older, lower-rise structures. A prominent green space with a large building is visible in the center. The river flows through the city, and a highway is visible in the bottom right corner.

2

**WHITE RIVER**

# 2. WHITE RIVER



FUTURE BUS RAPID  
TRANSIT CORRIDOR

## Top Industries



Tech



Life Sciences



Health

White River is an up-and-coming urban area where open greenspace, entertainment, and redevelopment meet. This area is ripe with investment opportunities, featuring White River State Park, 16 Tech Innovation District, a dense healthcare cluster, and new mixed-use residential projects.

## DEMOGRAPHICS (2 Mile Radius)

Population – **46,698**

Households – **19,997**

Families – **9,079**

Average Household Income – **\$45,311**

Labor Force – **22,514**

Unemployment Rate – **3.89%**

Total Dwellings – **22,701**

Housing Units Occupied – **19,997**

# WHITE RIVER:

# NOTABLE PROJECTS & TRENDS



IMAGE SOURCE: 16 TECH COMMUNITY CORPORATION  
/ © DEPICTION, LLC 2018

## 16 Tech Innovation District

16 Tech is an urban innovation district where creative thinkers and doers in tech, life sciences and advanced engineering connect, collaborate and innovate. Phase 1 will include 3 million sq. feet of open office and lab space, makerspace, retail and housing.



IMAGE SOURCE: ABROSE PROPERTY GROUP

## Waterside

Replacing the former GM Stamping Plant, Waterside will provide office, commercial and retail space, residential housing, a hotel, community green space and public recreational opportunities along the water.



IMAGE SOURCE: LISC INDIANAPOLIS

## Great Places 2020 Investment

Located on W. Washington Street, the area known as "River West" is a targeted area for investment through the Great Places 2020 initiative. This area features a new entrepreneurship center, arts center, various dining options, and more.

# WHITE RIVER: OPPORTUNITIES



IMAGE SOURCE: AMBROSE PROPERTY GROUP

## GM Stamping Plant

103 acre former GM Stamping Plant will be transformed into the 'Waterside' mixed-use development along the White River. Over the next 15 to 20 years, Ambrose is planning to build 1,350 housing units, including apartments and for-sale homes, as well as 620 hotel rooms, 2.8 million square feet of office space and 100,000 square feet of retail.



IMAGE SOURCE: GOODWILL INDY



IMAGE SOURCE: 16 TECH / BROWNING

## Multi-Family Projects

The White River area is in demand for more multi-family developments due to its density and proximity to downtown and a large university. Recent projects such as Goodwill's Riverview apartments demonstrate this demand.

## 16 Tech Innovation District

Development at 16 Tech will focus on creating spaces for innovation, living, recreation and retail. There are many exciting development opportunities within the 16 Tech Innovation District including new construction and building rehab, and mixed-use residential + retail.

Other notable opportunities:

**Creating quality of life enhancements along the White River**  
**Carrier multi-use redevelopment**



# WHITE RIVER:

# COMMUNITY CONTACTS & RESOURCES

## COMMUNITY & ECONOMIC DEVELOPMENT LEADERS



[Visitindy.com](http://Visitindy.com)



[liscindianapolis.org](http://liscindianapolis.org)



[16tech.com](http://16tech.com)



[Wcdcindy.org](http://Wcdcindy.org)



[iupui.edu](http://iupui.edu)



A Near West Initiative. In Partnership with IUPUI.

[sourcerw.org](http://sourcerw.org)

## COMMUNITY RESOURCES



White River Vision Plan  
[Mywhiteriver.com](http://Mywhiteriver.com)



River West Strategic Plan:  
[greatplaces2020.org](http://greatplaces2020.org)



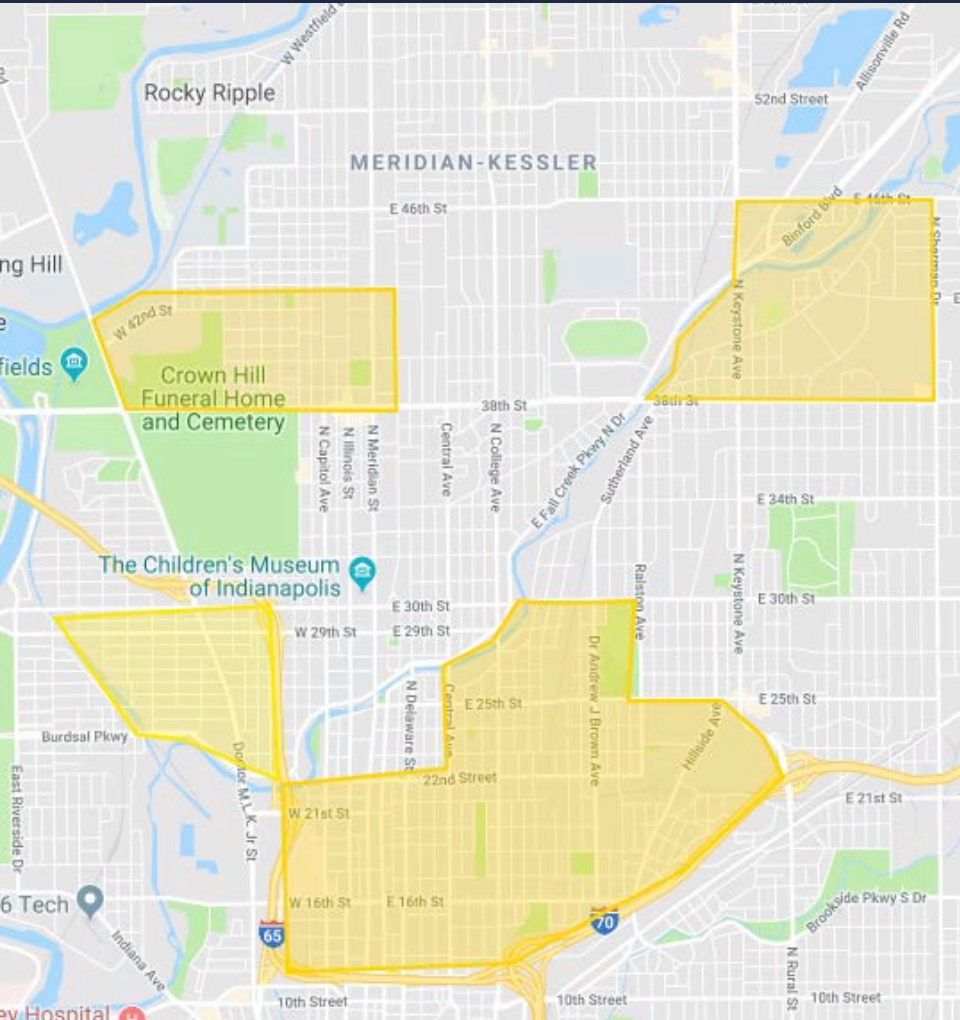
IndyGo Blue Line plan:  
[indygo.net/blue-line/](http://indygo.net/blue-line/)



3

NEAR NORTH

# 3. NEAR NORTH



**CURRENT BUS RAPID TRANSIT CORRIDOR**

## Top Industries



Healthcare



Energy Services



Light Manufacturing

These primarily residential neighborhoods sit north of downtown and incorporate classic charm with an urban edge. Near North features several commercial corridors, innovative construction, quaint to elegant homes, and strong community identities. The Near North area is one of the most connected areas with the Monon Trail and Red Line Bus Rapid Transit.

## DEMOGRAPHICS (2 Mile Radius)

Population – **43,234**

Households – **20,226**

Families – **9,176**

Average Household Income – **\$56,869**

Labor Force – **22,276**

Unemployment Rate – **4.62%**

Total Dwellings – **23,713**

Housing Units Occupied – **20,226**

## NEAR NORTH:

# NOTABLE PROJECTS & TRENDS



IMAGE SOURCE: REVERIE ESTATES

### 16<sup>th</sup> St. Revitalization

16<sup>th</sup> Street features strong community development activities and public-private investments. Bordering many unique neighborhoods, this diverse area is rich with history and some of the city's best restaurants, coffee shops, and apartments.

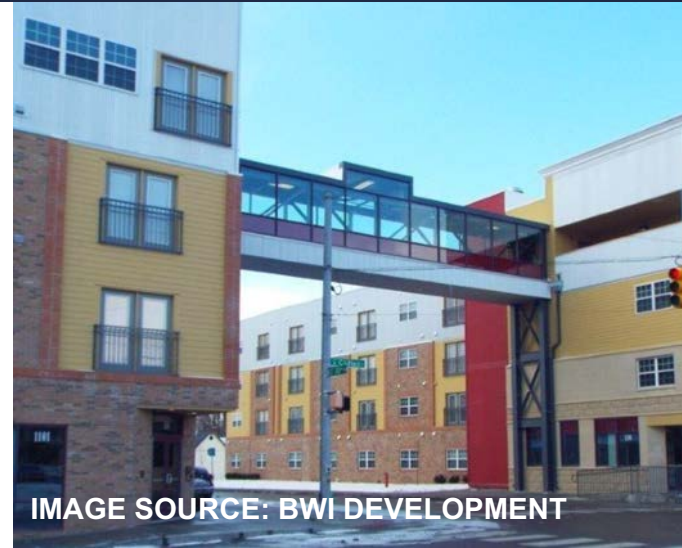


IMAGE SOURCE: BWI DEVELOPMENT

### Senior Housing

Clifton Square provides affordable senior housing and provides access to food, pharmaceuticals, dining, church ministries, and physical therapy. Innovative community partnerships are core to Clifton Square's success.



IMAGE SOURCE: TWG DEVELOPMENT

### The Wesmont

TWG's "The Wesmont" is a new construction multifamily development with 188 luxury, mixed-income apartments on a previously vacant industrial property. It's financing included Opportunity Zone equity, Industrial Revitalization Tax Credits, and property tax abatement.



IMAGE SOURCE: INDY PARKS FOUNDATION

### Tarkington Park

In a 'Great Places' target area for revitalization, this new park is complete with basketball courts, walking paths, splash pads and a café. This park grants access to nearby neighborhoods, residents, and visitors.

# NEAR NORTH: OPPORTUNITIES



## Mixed-Use Projects with Retail

In this highly residential community with many commercial corridors, neighbors are looking for more local options to sleep, dine, and shop within a few minutes walk, bike or drive. The Red Line BRT will serve as an important connector to this corridor of Indianapolis.



## Single and Multi-Family Redevelopment

The north side is one of the fastest-redeveloping areas in Indianapolis. While many of these neighborhoods are considered fully revitalized, there are still many pockets and neighborhoods that have been neglected for investment.



## Daycare Services

Daycares are in high demand on the near north side of Indy. With close proximity to many large employers and anchor institutions, there are many working families looking for affordable, high-quality childcare solutions.



## Former Carrier-Bryant Site

This former manufacturing site is a brownfield poised for redevelopment. 6.5 Acres are currently proposed for IndyGo training facility, leaving the remaining 12.5 acres available.

# NEAR NORTH:

# COMMUNITY CONTACTS & RESOURCES

## COMMUNITY & ECONOMIC DEVELOPMENT LEADERS



Kingpark.org



inhp.org



Flannerhouse.org



Mbcdc.org



Mfcdc.org



kheprw.org



Midtownindy.org

## COMMUNITY RESOURCES



King Commons & Maple Crossing Plans:  
Greatplaces2020.org



NW Indy Brownfield  
Redevelopment Plans  
groundworkindy.org



IndyGo Red Line BRT Plan:  
Indygo.net/red-line/

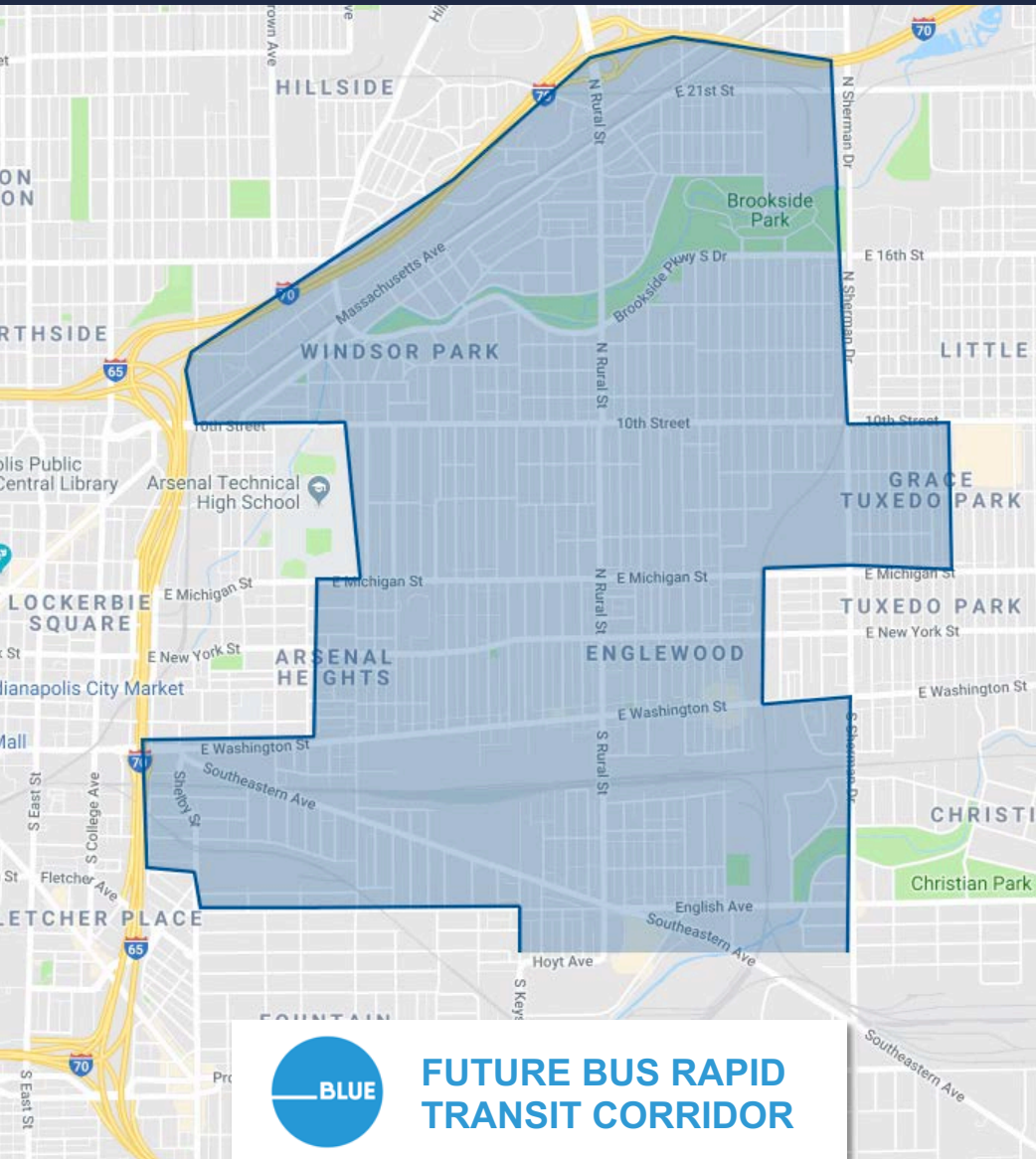
4

NEAR EAST

MASS  
AVENUE  
EAST  
10

INDYFRINGE  
www.indyfringe.org  
August 13-23

# 4. NEAR EAST



## Top Industries



Light  
Manufacturing

\*Mostly  
residential, with  
some local small  
businesses and  
retail

Located just outside the heart of downtown Indianapolis, the Near Eastside includes 20 different neighborhoods with residents who actively seek to preserve the historic character and cultural diversity of the area with its combination of green space, businesses, homes, and schools.

## DEMOGRAPHICS (2 Mile Radius)

Population - **58,794**

Households - **25,949**

Families - **10,359**

Average Household Income - **\$64,197**

Labor Force - **29,271**

Unemployment Rate - **3.69%**

Total Dwellings - **30,039**

Housing Units Occupied - **25,949**



FUTURE BUS RAPID  
TRANSIT CORRIDOR



## NEAR EAST:

# NOTABLE PROJECTS & TRENDS



IMAGE SOURCE: GREAT PLACES 2020



IMAGE SOURCE: IBJ



IMAGE SOURCE: INDIANA LANDMARKS

### Farm 360

Farm 360 was formed to spur both sustainable employment opportunities and healthy food production within urban neighborhoods. Utilizing the latest technology in controlled environment agriculture, the farm brings local, fresh, superior tasting, nutrient dense, and safe produce to neighborhoods year-round.

### P.R. Mallory Site Redevelopment

Formally known as the P.R. Mallory site located on East Washington street, is soon to be transformed into a new Purdue Polytechnic High School and space for other tenants. This \$38 million project aims to make a transformative impact on the East side of Indianapolis.

### TWG Ford Building

Developer TWG is helping keep this historic 200,000 sq. ft. Ford building alive by renovating this space into 132 apartment spaces, TWG's new HQ, and room for retail.

# NEAR EAST: OPPORTUNITIES



## Sherman Park

The Sherman Park Reuse Plan is working to fill the vast property formally home to RCA. This plan calls to create a campus with multi-family housing and commercial activity.

[www.shermanparkplan.com](http://www.shermanparkplan.com)



## Elevator Hill

As the western gateway to the E. Washington St. corridor, Elevator Hill features higher densities with commercial and office mixed-use development. The area's close proximity to downtown and existing offices makes this location a priority for office development.



## North Mass Industrial Corridor

A 500+ acre legacy industrial district northeast of downtown Indy that runs along I-70 from Mass Ave and 10<sup>th</sup> up to Sherman Drive. The Corridor, home to small businesses ranging from 1-75 employees, is also home to many vacant and underutilized properties. It is designated as a LISC FOCUS district with resources, staff and technical support directed towards redevelopment in this area.

### Other opportunities:

- **Affordable multi-family & workforce housing**
- **Mixed-use projects with retail**
- **Community Justice Campus development: quality of life improvements**

# NEAR EAST:

# COMMUNITY CONTACTS & RESOURCES

## COMMUNITY & ECONOMIC DEVELOPMENT LEADERS



[Liscindianapolis.org](http://Liscindianapolis.org)



[Englewoodcdc.com](http://Englewoodcdc.com)



[Nearindy.org](http://Nearindy.org)



[jhbcc.org](http://jhbcc.org)



RILEY AREA  
development corporation

[Rileyarea.org](http://Rileyarea.org)



[Eastwashingtonstreet.org](http://Eastwashingtonstreet.org)



[indyeast.org](http://indyeast.org)

## COMMUNITY RESOURCES



Great Places Strategic Plans:  
[Greatplaces2020.com](http://Greatplaces2020.com)



North Mass  
[Northmassindy.com](http://Northmassindy.com)

Sherman Park Brownfield Area-Wide Plan:  
[shermanparkplan.com](http://shermanparkplan.com)



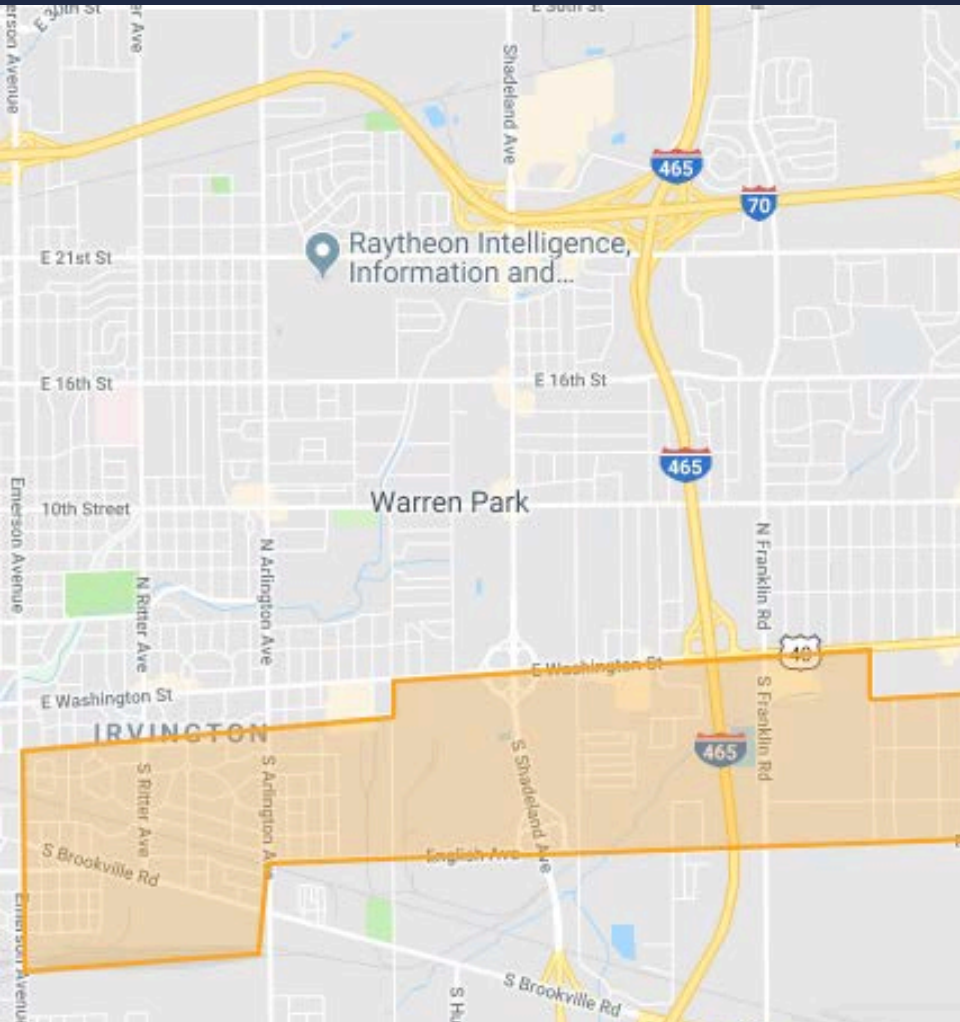
IndyGo Blue Line plan:  
[indygo.net/blue-line/](http://indygo.net/blue-line/)

5

FAR EAST



# 5. FAR EAST



## Top Industries



Logistics



Light  
Manufacturing

The far eastside includes a unique blend of features. On one side, the area is heavily industrial with large warehouses and facilities. On the other side sits Irvington, a quaint historic district and neighborhood five miles east of downtown Indianapolis boasting a high quality of life and walkability.

## DEMOGRAPHICS (2 mile radius)

Population – **33,328**

Households – **14,852**

Families – **7,960**

Average Household Income – **\$59,185**

Labor Force – **17,054**

Unemployment Rate – **2.83%**

Total Dwellings – **15,767**

Housing Units Occupied – **14,852**



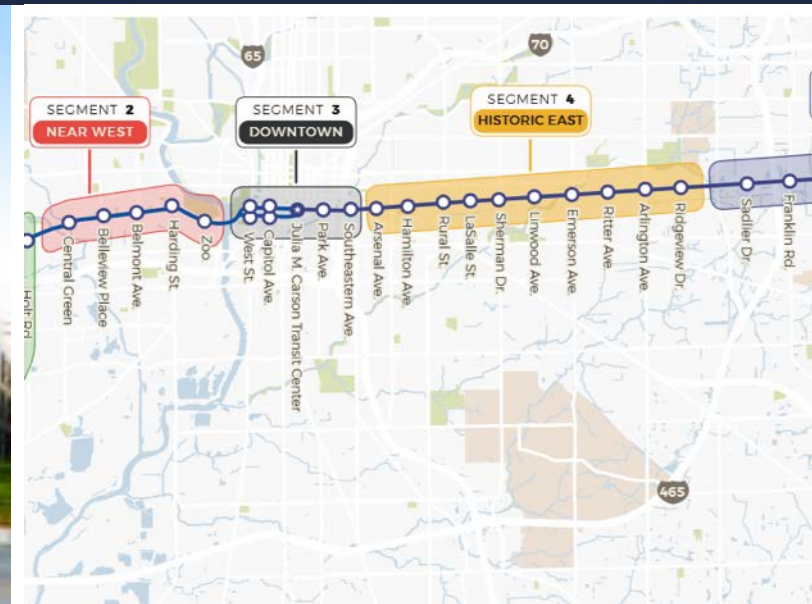
**FUTURE BUS RAPID  
TRANSIT CORRIDOR**

# FAR EAST:

# RECENT PROJECTS & TRENDS



IMAGE SOURCE: MARK III MANAGEMENT



## Local Restaurant Growth

Due to Irvington's historic main street and highly walkable neighborhoods, many restaurants, breweries, and eateries have opened and continue to thrive. This includes Black Acre Brewing, Wyliepalooza ice cream, The Mug, and Coal Yard Coffee.

## Irvington Lofts

In 2011, Irvington Lofts were built through a partnership with the local CDC to create contemporary, quality, and affordable rental housing in the heart of Irvington. The 50 units have several features that make the structure extremely energy efficient and sustainable.

## Blue Line BRT

The Blue Line Bus Rapid Transit project will provide this community with an alternative to driving granting access to work, education, entertainment and more. The Blue Line will follow IndyGo's current Route 8, along Washington Street from Cumberland west to the Airport.

# FAR EAST: OPPORTUNITIES



IMAGE SOURCE: URBAN LAND INSTITUTE

## Irvington Plaza

The Urban Land Institute constructed a plan on how to best redevelop Irvington Plaza to improve the eastside of downtown. This opportunity could potentially become a gathering place for the neighborhoods of Irvington to help knit together a community for all.



## Navistar and Visteon Industrial Sites

These former Ford plants offer an industrial redevelopment opportunity on 240+ acres combined.



## Irvington Redevelopment

Irvington is a quaint historic district and neighborhood five miles east of downtown Indianapolis boasting a high quality of life and walkability. This area is ripe with opportunities.

FAR EAST:

# COMMUNITY CONTACTS & RESOURCES

## COMMUNITY & ECONOMIC DEVELOPMENT LEADERS



[Irvingtondevelopment.org](http://Irvingtondevelopment.org)



[indiana.uli.org](http://indiana.uli.org)



[cafeindy.org](http://cafeindy.org)

## COMMUNITY RESOURCES



[indy.gov](http://indy.gov)

Brownfield Redevelopment  
[www.indy.gov/activity/brownfield-redevelopment-program](http://www.indy.gov/activity/brownfield-redevelopment-program)



IndyGo Blue Line plan:  
[indygo.net/blue-line/](http://indygo.net/blue-line/)



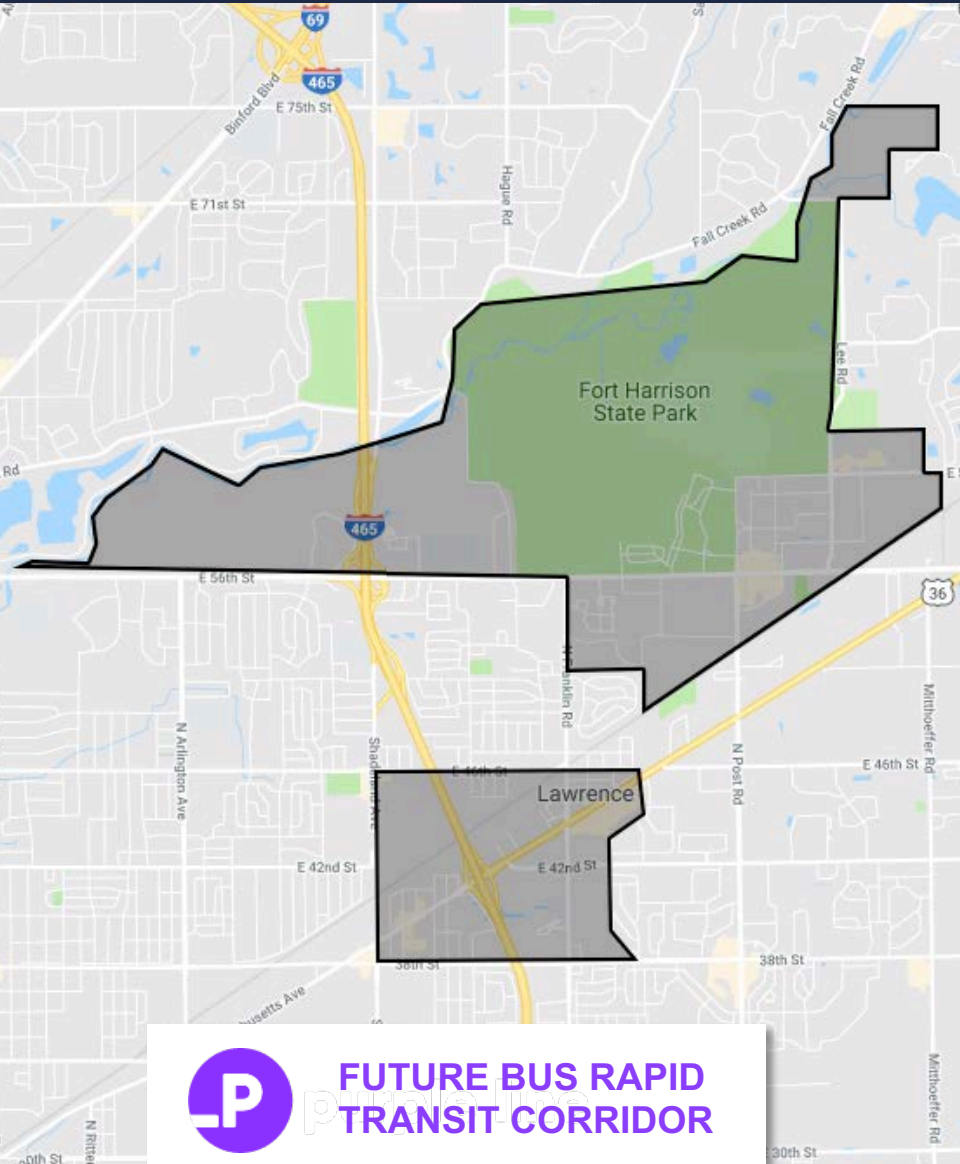


OFFICE SUITES

6

LAWRENCE

# 6. LAWRENCE



## Top Industries



Retail



Education



Government  
Agencies

Fort Benjamin Harrison, the site of the former U.S. Army post, is located just 20 minutes northeast of Indy in the City of Lawrence. Today, the mixed-use campus known as “Fort Ben” has been transformed into a dynamic residential and business community after converting the former base for residential, commercial, recreational and office uses. The historic structures have been joined by new mixed-use buildings and housing to create a dynamic, walkable campus full of history and character.

## DEMOGRAPHICS (2 mile radius)

Population – **37,812**

Households – **15,555**

Families – **9,266**

Average Household Income – **\$46,221**

Labor Force – **19,443**

Unemployment Rate – **4.65%**

Total Dwellings – **16,256**

Housing Units Occupied – **15,555**

# LAWRENCE:

# NOTABLE PROJECTS & TRENDS



IMAGE SOURCE: FHRA

## Military Presence

A strong military presence remains, with many national and state military branches occupying approximately 10% of the former Fort Benjamin Harrison land area, including a new PX-Commissary serving around 35,000 families, and the Defense and Accounting Service (DFAS) – at almost 1 million sq. ft. and 4,000+ employees – it is the 3<sup>rd</sup> largest government building after the Pentagon and Ronald Reagan Library.



IMAGE SOURCE: FHRA

## Rising Tech City

A thriving tech area, featuring nearly 30 tech companies within a half-square mile radius, resulting in Fort Ben and the City of Lawrence being honored by Techpoint as a 2019 'Rising Tech City' Finalist. The Post Office Suites project will feature 100+ add'l micro-businesses and startups.



IMAGE SOURCE: FHRA

## Unique Dining + Recreational Amenities

Many dining options are located within adapted mule barns, blacksmith shops, and former barracks. Also home to a 1,700-acre state park, #1 Golf Course in the Country by Golf Advisor, a historic military theater, and a 12,000+ member YMCA.



IMAGE SOURCE: FHRA

## Homes by David Weekly

The Residences at Lawrence Village at the Fort is now in Phase 3. This is a master-planned community featuring 143 single-family homes by David Weekly.

# LAWRENCE: OPPORTUNITIES

## Lawrence Village Parcel Map

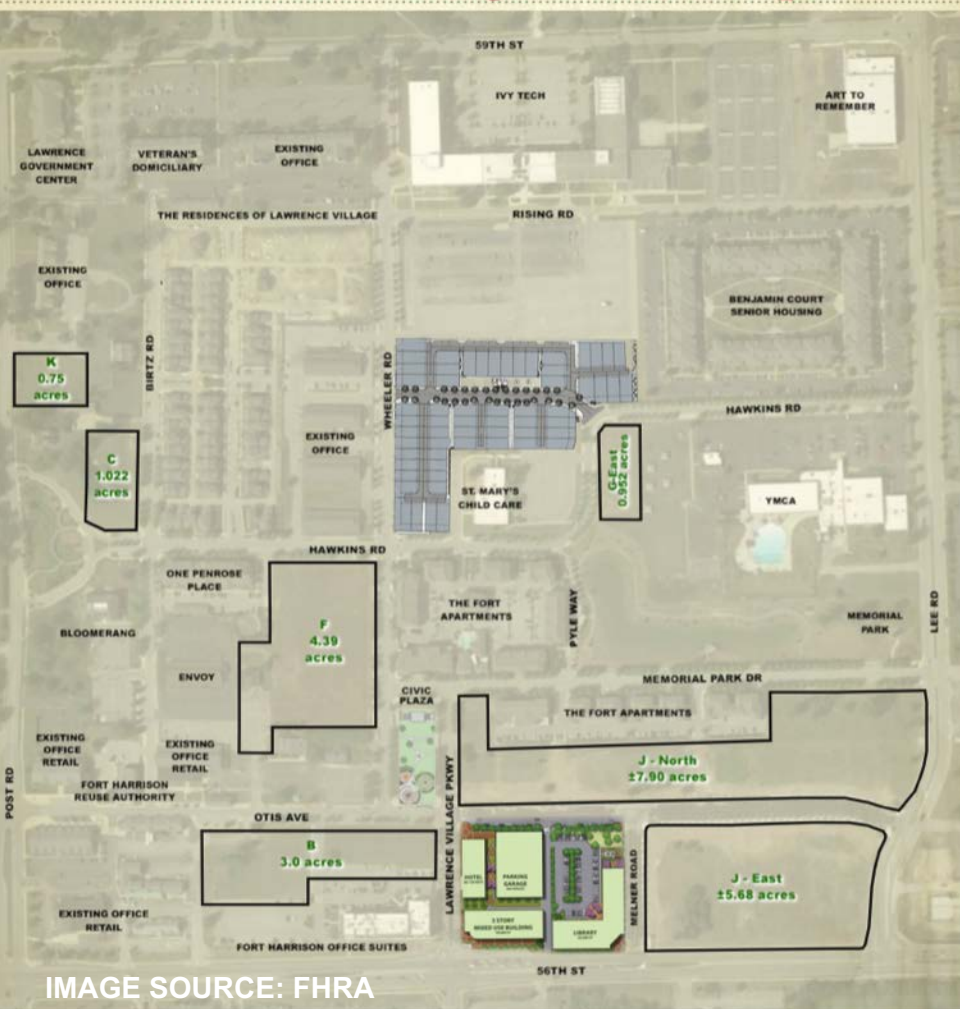


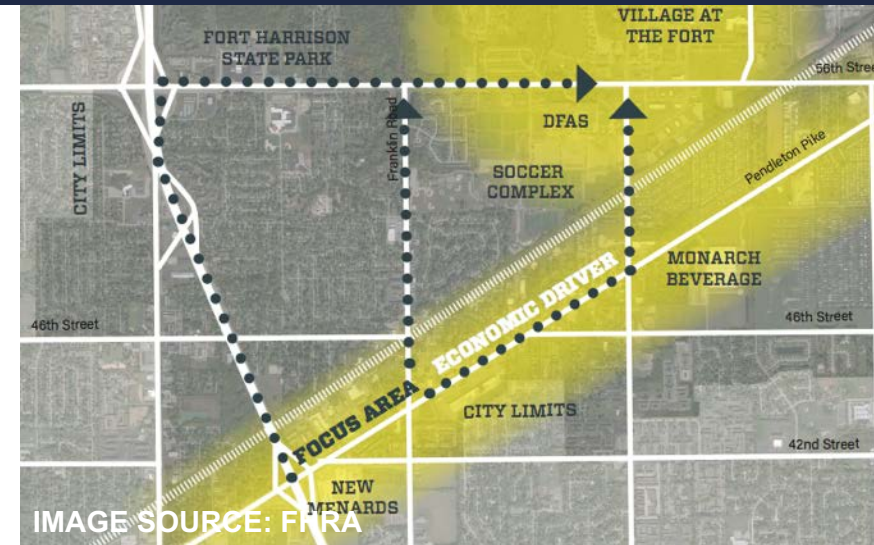
IMAGE SOURCE: FHRA

## Lawrence Village Development at Fort Ben

Lawrence Village has seen an influx of new investment, with 250 new luxury apartments, a new 98-room Hilton Tru Hotel, a new Indianapolis Public Library branch, public parking garage, a 3-story mixed-use building, and sit-down restaurants planned 2020-21.

## Approximately 20 shovel-ready acres are available:

- Parcel J-East is available for high density retail and office
- Parcel F is available for high density office/mixed use
- Parcels B, C and K are available for medium density office/housing



## Trades District

This corridor is prominently featured at the interchange of Pendleton Pike and Interstate 465 and targeted for investment. The City has acquired and cleaned four parcels at Pendleton Pike and Sellers Street which represents a 3.5-acre site. In addition, there are several other development opportunities featured along the corridor with empty buildings and vacant parcels.

# LAWRENCE:

# COMMUNITY CONTACTS & RESOURCES

## COMMUNITY & ECONOMIC DEVELOPMENT LEADERS



[lawrencecdc.wordpress.com](http://lawrencecdc.wordpress.com)



[Greaterlawrencechamber.org](http://Greaterlawrencechamber.org)



[fhra.org](http://fhra.org)



[Cityoflawrence.org](http://Cityoflawrence.org)

## COMMUNITY RESOURCES



Purple Line BRT Plan  
[indygo.net/purple-line/](http://indygo.net/purple-line/)



Trades District Plan  
[cityoflawrence.org/  
lawrence-trades-district-  
development-plan](http://cityoflawrence.org/lawrence-trades-district-development-plan)



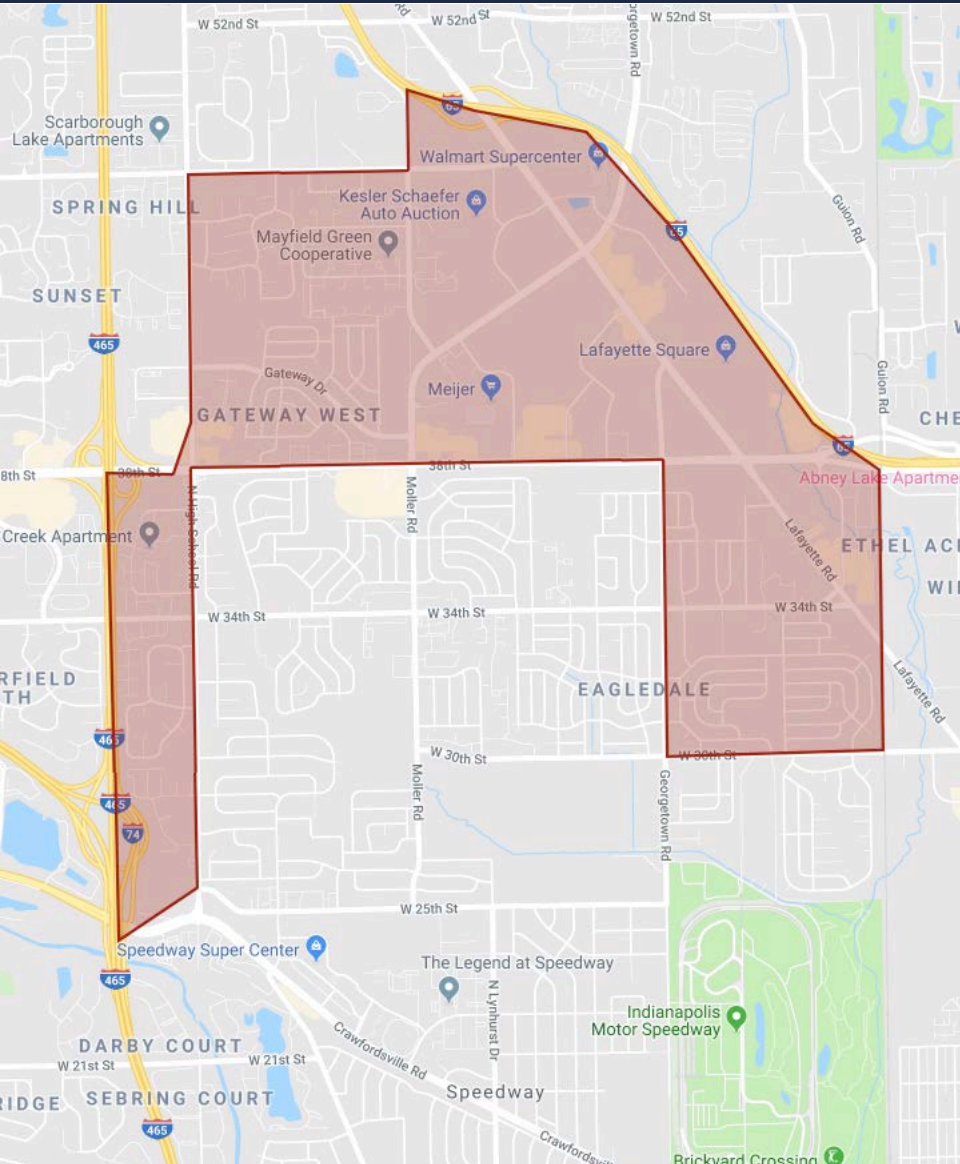
Lawrence Village PUD and  
Master Plan  
[bit.ly/lawrencevillagePUD](http://bit.ly/lawrencevillagePUD)



7

# INTERNATIONAL MARKETPLACE

# 7. INTERNATIONAL MARKETPLACE



## Top Industries



Retail



Food and  
Restaurants



Professional  
Services

Indy's International Marketplace is an area where immigrants from cultures across the world have created an experience unique to the Midwest within Indianapolis. The area is home to over 70 different languages, 50+ ethnic restaurants, more than 40 ethnic markets and specialty stores, and well over 700 total ethnic businesses.

## DEMOGRAPHICS (2 mile radius)

Population – **60,918**

Households – **25,686**

Families – **14,151**

Average Household Income – **\$47,253**

Labor Force – **32,258**

Unemployment Rate – **3.39%**

Total Dwellings – **26,634**

Housing Units Occupied – **25,686**

# INTERNATIONAL MARKETPLACE: NOTABLE PROJECTS & TRENDS



IMAGE SOURCE: METICULOUS DESIGN + ARCHITECTURE

## Hanna International Lofts

This \$18 million proposed new development is heralded as a poster project for mixed-use redevelopment and neighborhood revitalization. The 'Intentional Community of Creatives' is organized into two integral components; a Live Zone (80 Residential Units) and Work Zone (25,000 s.f. Retail/Commercial).



IMAGE SOURCE: INTERNATIONAL MARKETPLACE COALITION

## Global Village

Since its start in 2004, The International Marketplace Coalition has focused on embracing the unique international culture of this area. Their "Global Village" will provide language classes, an events hall, performances, and dining options.



IMAGE SOURCE: GEORGETOWN MARKET

## Georgetown Market Upgrades

This family-run health food store opened in 1973. In 2019, Georgetown Market provided \$300k in improvements for its deli and produce departments with the help of a loan program that provides low-cost financing for projects that increase community access to healthy foods.



# INTERNATIONAL MARKETPLACE: OPPORTUNITIES



## Retail Redevelopment

With a historically heavy focus on retail, the International Marketplace now has many vacant storefronts. There are many opportunities for mixed use redevelopment, as well as additional commercial opportunities.



## Lafayette Square Mall

Lafayette Square is conveniently located seven miles northwest of downtown Indianapolis adjacent to Interstate 65. There is opportunity for mixed-use redevelopment or attractions on this 80-acre site with 1 million square feet of retail space.

# INTERNATIONAL MARKETPLACE:

# COMMUNITY CONTACTS & RESOURCES

## COMMUNITY & ECONOMIC DEVELOPMENT LEADERS



[imcoalition.org](http://imcoalition.org)



[Speedwayin.gov](http://Speedwayin.gov)

## COMMUNITY RESOURCES

International Marketplace Lunch Tours:  
[imcoalition.org/events](http://imcoalition.org/events)

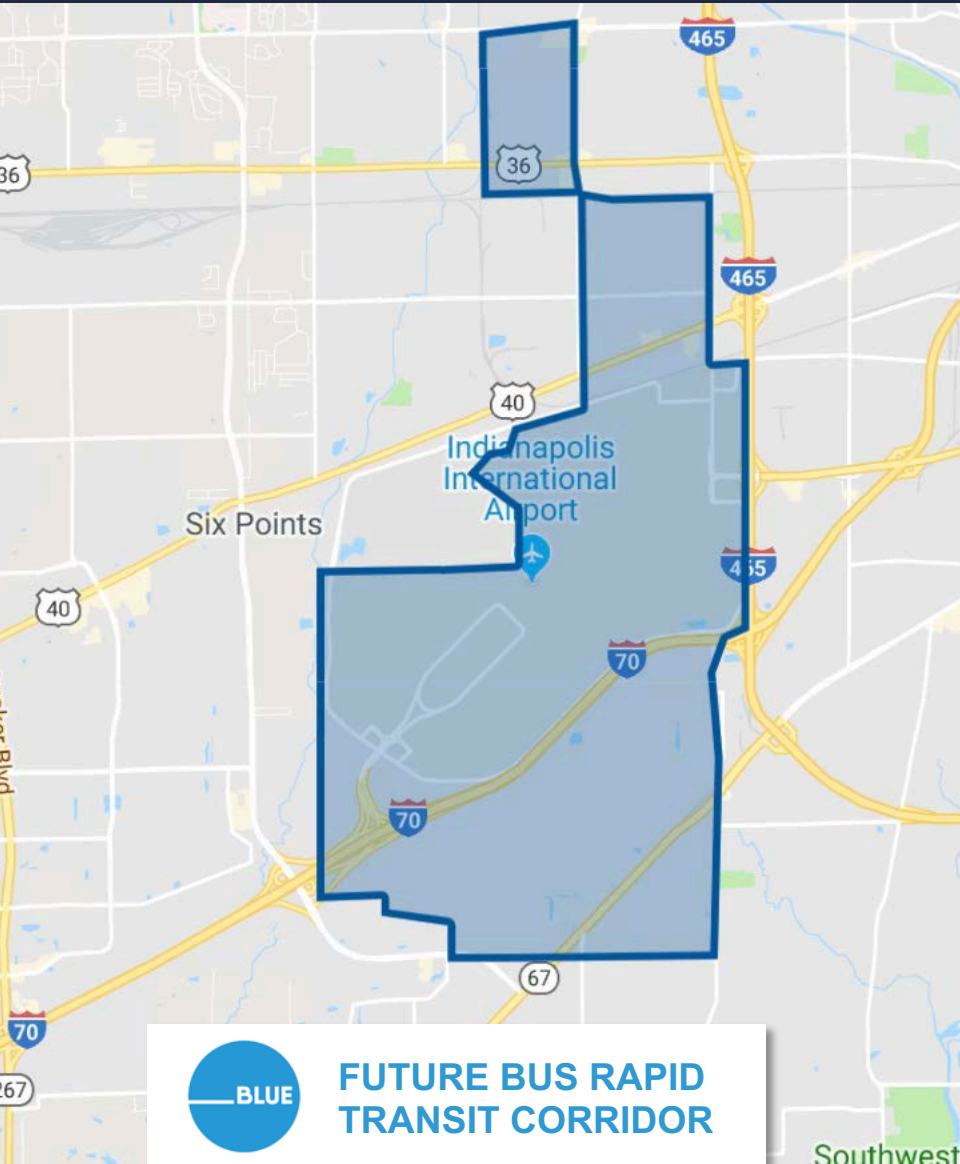
LISC's FOCUS District: Market Analysis  
and Strategy Plan:  
[liscindianapolis.org/international-  
marketplace-coalitionlafayette-square/](http://liscindianapolis.org/international-marketplace-coalitionlafayette-square/)

8

**AIRPORT**



# 8. AIRPORT



## Top Industries



Logistics



Light  
Manufacturing



Aerospace and  
Aviation

Home to IND airport, voted 'Best Airport in North America' by Airports Council International, this area is the epicenter of transportation in Indy. Companies in aerospace, light manufacturing, and logistics thrive here. I-465, I-70, the IND airport, and plans for the IndyGo Blue Line BRT make this area easily accessible locally, nationally, and globally.

## DEMOGRAPHICS (3 Mile Radius)

Population – **56,049**

Households – **21,953**

Families – **14,119**

Average Household Income – **\$52,834**

Labor Force – **27,384**

Unemployment Rate – **3.37%**

Total Dwellings – **22,742**

Housing Units Occupied – **21,953**

# AIRPORT: NOTABLE PROJECTS & TRENDS



## Infosys Training Facility

By the end of 2021, tech giant Infosys plans to open a technology and innovation hub at the IND Airport's World Connect business park that could bring 3,000 plus jobs to Indianapolis. The project is expected to be a \$245 million, 141 acre campus made up of 786,000 square feet of facilities.

## Aerospace Education Programs

This area features two unique training programs: the Lift Academy and Vincennes University's Aviation Technology Center (ATC). LIFT Academy is a pilot school that was created to help meet the high demand for commercial airline pilots, while the ATC provides degrees in aviation maintenance and aviation flight.

## Blue Line BRT

The Blue Line Bust Rapid Transit project will provide the community with an alternative to driving to grant access to work, education, entertainment and more. The Blue Line will follow IndyGo's current Route 8, along Washington Street from Cumberland west to the Airport.

# AIRPORT INDUSTRIAL: OPPORTUNITIES



## W. Washington St. Commercial Corridor

The Washington St. corridor master plans shows many opportunities for mixed-use and commercial development.



## Open Space for Industrial Warehouses

## World Connect @ IND Airport: BTS

World Connect @ IND Airport has nearly 770 acres of development opportunities available. With IND next door, this business park offers incredible access to the airport and interstate, while connecting you to the business community. Targeted industries include aerospace, defense, and tech.

**WHITE RIVER:**

# **COMMUNITY CONTACTS & RESOURCES**

## **COMMUNITY & ECONOMIC DEVELOPMENT LEADERS**



Indianapolis  
Airport  
Authority

[www.ind.com](http://www.ind.com)



**INDY GATEWAY**  
IMPROVING COMMUNITY THROUGH ECONOMIC DEVELOPMENT

[www.indygateway.org](http://www.indygateway.org)

## **COMMUNITY RESOURCES**

West Washington St. Master Plan:  
[indygateway.org](http://indygateway.org)



IndyGo Blue Line plan:  
[indygo.net/blue-line/](http://indygo.net/blue-line/)

Westside Strategic Revitalization and  
Airport TIF Implementation Plan:  
[bit.ly/westside-airport-TIF](http://bit.ly/westside-airport-TIF)

9

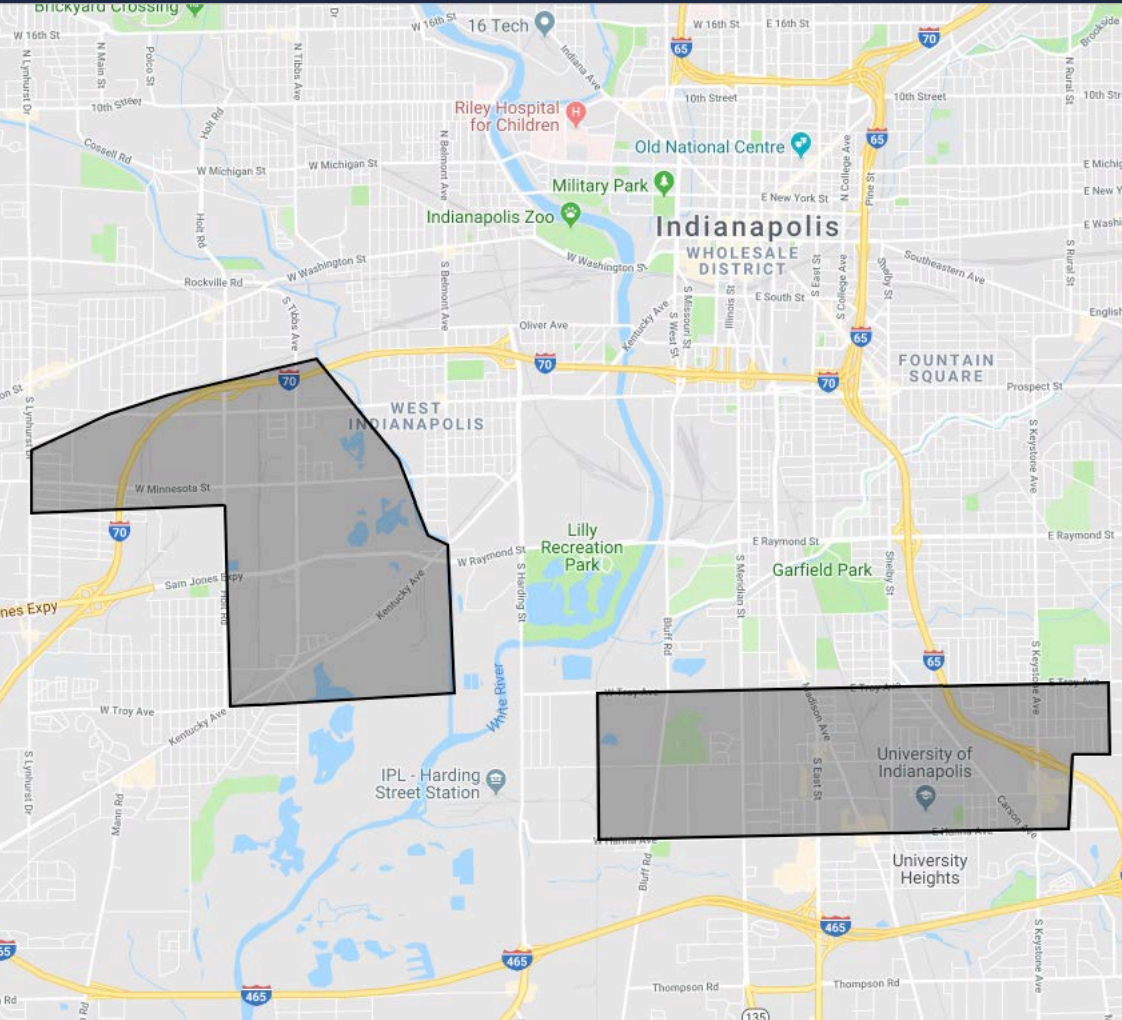
# SOUTHSIDE

IMAGE SOURCE: VENTURE LOGISTICS





# 9. SOUTHSIDE



**CURRENT BUS RAPID  
TRANSIT CORRIDOR**

## Top Industries



Pharmaceutical



Manufacturing



Logistics

This split geography features two distinct characteristics on Indy's southside: the University of Indianapolis campus plus adjacent lifestyle amenities, as well as acres of industrial operations. This area is easily accessible because of its proximity to I-65 and I-70, and also features the final stop of the Red Line BRT at the university.

## DEMOGRAPHICS (2 miles radius)

Population – **18,402**

Households – **7,243**

Families – **4,146**

Average Household Income – **\$46,562**

Labor Force – **8,617**

Unemployment Rate – **3.23%**

Total Dwellings – **8,319**

Housing Units Occupied – **7,243**

# SOUTHSIDE: NOTABLE PROJECTS & TRENDS



IMAGE SOURCE: VENTURE LOGISTICS



IMAGE SOURCE: UNIVERSITY OF INDIANAPOLIS

## **Rail-to-Truck Warehouse**

This 406,000 square-foot warehouse is Marion County's newest rail-served mega-warehouse in decades launched by Indiana Rail Road Co. and Venture Logistics. INRD will serve as the exclusive rail service provider for the facility, and the Venture Logistics fleet is comprised of 1,000 truck tractors and 2,500 trailers. The new facility features 15 indoor rail car spots, 58 truck dock doors, a 32-foot clear ceiling and 8-inch cement floors and is food grade.

## **University Lofts**

This 118-unit apartment complex offers furnished single, double and quad rooms with private baths, kitchens, living areas, and washers and dryers. The complex sits on nearly two acres as a joint venture between SCP and the University. The lofts are adjacent to campus and a short walk from the city's Red Line BRT which will connect the University to downtown Indianapolis, the north side and popular entertainment districts.

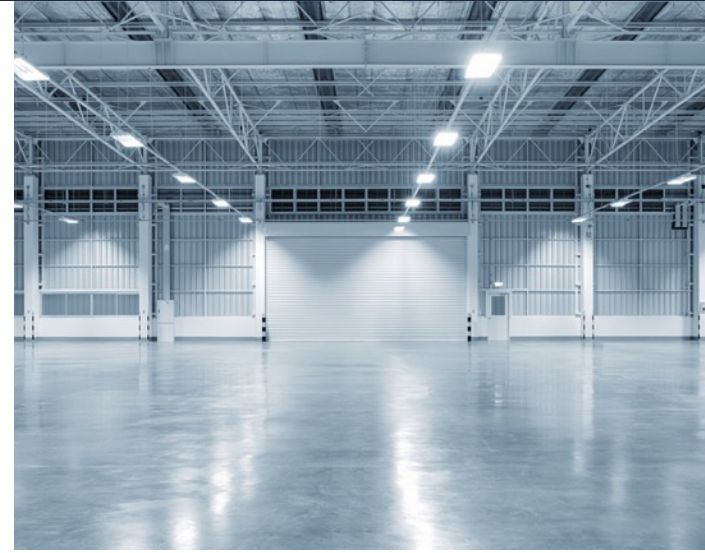
# SOUTHSIDE: OPPORTUNITIES



IMAGE SOURCE: UNIVERSITY OF INDIANAPOLIS

## Development Along Red Line

With the 2019 Red Line Bus Rapid Transit system links the University of Indianapolis and Garfield Park to downtown and the north side, bringing with it development opportunities along the route. This provides demand for retail, mixed-use, residential, and general quality of life improvements.



## Industrial

The southside features many industrial buildings and sites that are ideal for industrial use.



## Rail-Served Properties

For companies in search of real estate utilizing rail, the southside features multiple rail-accessible sites.

# SOUTHSIDE:

# COMMUNITY CONTACTS & RESOURCES

## COMMUNITY & ECONOMIC DEVELOPMENT LEADERS



[Uindy.edu](http://Uindy.edu)



[Bigcar.org](http://Bigcar.org)



[soindy.org](http://soindy.org)

## COMMUNITY RESOURCES



South Indy Quality of Life Plan:  
[soindy.org/workplan](http://soindy.org/workplan)



IndyGo Red Line BRT Plan:  
[Indygo.net/red-line/](http://Indygo.net/red-line/)



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